



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-023815-26

In the matter of: 306, 230 AMELIA ST W
THUNDER BAY ON P7E6H2

Between: TBDSSAB Housing Programs Landlord

And

Jennifer Bearman Tenant

TBDSSAB Housing Programs (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Bearman (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 9, 2025 with respect to application LTB-L-089266-24.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the order:

On March 14, 2026, the Tenant's guest one Mike Donio was arrested by Thunder Bay Police at the Tenants unit and charged with possession for the purpose of trafficking. At the time of the arrest, the Tenant's guest had drugs on his person. This poses a serious impairment of safety to other persons in the residential complex and is therefore a breach of the order.

3. The Tenant was required to pay \$186.00 for compensation for the application filing fee in the previous order. The amount that is still owing from that order is \$186.00 and that amount is included in this order. This order replaces order LTB-L-089266-24.
4. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$4.77. This amount is calculated as follows: \$145.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-089266-24 is cancelled.

2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 3, 2026.
3. If the unit is not vacated on or before April 3, 2026, then starting April 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 4, 2026.
5. The Tenant shall pay to the Landlord \$186.00. This amount represents the unpaid compensation for damage the costs related to the application fee for the previous application.
6. The Tenant shall also pay to the Landlord \$4.77 per day for compensation for the use of the unit starting March 24, 2026, to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before April 3, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from April 4, 2026, at 4.00% annually on the balance outstanding.

March 23, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until April 2, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by April 2, 2026, the order will be stayed and the LTB will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 4, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

* Refer to the attached Summary of Calculations.

Summary of Calculations**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of compensation for the application filing fee owing from previous order		\$186.00
Plus, daily compensation owing for each day of occupation starting March 24, 2026		\$4.77 (per day)
Total the Tenant must pay the Landlord:		\$186.00 + \$4.77 per day starting March 24, 2026